

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/22/2234/OF1
2.	<b>Proposed Development:</b>	TWO STOREY SIDE EXTENSION
3.	<b>Location:</b>	166 HIGH ROAD, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  This application relates to 166 High Road, a semi-detached property situated on an existing housing estate within Whitehaven. The site benefits from an existing driveway, detached garage, single-storey rear extension and a large rear garden which steps down towards the rear.  <b>PROPOSAL</b>  Planning permission is sought for the demolition of an existing detached garage and the erection of a two-storey side and rear extension to provide an enlarged garage and utility on the ground floor and an additional bedroom and bathroom on the first floor.  The extension will project 3.7 metres from the side elevation and it will be 11.8 metres in depth. It will project 4.4 metres from the rear elevation and it will include a rear cross-gable roof with a height of 6.2 metres. The side extension roofline will remain the same as the existing property with a hipped	

roof.

The front elevation has been designed to include a garage door and first floor bathroom window, the side elevation will be blank and the rear elevation will include an access door and window on the ground floor and an additional bedroom window on the first floor. The proposal will be finished in render, slate tiles and white UPVC windows and doors to match the existing property and it will also include one skylight.

### **RELEVANT PLANNING APPLICATION HISTORY**

Planning Permission has previously been granted for a single storey rear extension and a replacement garage (ref: 4/09/2513/0).

### **CONSULTATION RESPONSES**

#### Whitehaven Town Council

No objections.

#### Highway Authority

Standing advice.

#### Lead Local Flood Authority

Standing advice.

#### Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties - No objections have been received as a result of this consultation process.

### **PLANNING POLICIES**

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

#### **Development Plan**

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

#### Core Strategy

Policy ST1 – Strategic Development Principles

#### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

**Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

Policy CO7PU – Parking Standards and Electric Vehicle Charging Infrastructure

**ASSESSMENT**

The key issues raised by this proposal are the principle of development, its scale and design, the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Whitehaven and it will provide an enlarged garage and utility on the ground floor and an additional bedroom and bathroom on the first floor. Policy DM18 supports extensions to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18 and the NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18 seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed side and rear extension will be appropriately sited in the side and rear garden. Despite the large rear projection, a supporting Block Plan was provided by the agent to justify the projection, which will match the existing single-storey rear extension and therefore the scale is acceptable. Two-storey rear extensions are common within the wider residential area and the design with the hipped roof and the continuation of the roof height reflects the character and appearance of the existing property. The proposal will therefore not be excessively prominent in the street scene and the materials will also match the existing property.

On this basis, the proposal is considered to meet Policy DM18(A) and NPPF guidance.

#### Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

The proposal will be suitably located in the side and rear garden, replacing an existing detached single-storey garage. Consideration was given to the rear projection and the potential impact in terms of overshadowing and dominance on the neighbouring property, no. 164 High Road due to the changes in levels which drop down towards the rear of no. 166 and no. 164 High Road. The agent provided an additional Block Plan to show the extension will not be located within the 45-degree angle of the neighbours habitable room windows and therefore the rear projection and siting are considered to be acceptable.

Given the design with the hipped roof and lower height of the rear cross-gable extension, the proposal is considered to be acceptable. The scale is considered to be relatively modest and suitably designed to reduce amenity concerns. In addition, due to the orientation of the existing dwelling to the south of no. 164 and the existing impact of the gable and detached garage, it is not considered that the two-storey extension will cause any significant additional impact on the neighbouring properties light.

Furthermore, the side elevation will be blank and therefore the design of the proposal is considered to mitigate overlooking issues.

No objections have been received as a result of the neighbour consultation.

On balance, given the extension will not be located within the 45-degree angle from the neighbours habitable window and given the orientation of the existing property the proposal will not have any significant adverse impact on the residential amenity. On this basis the proposal is considered to comply with Policy DM18 and the NPPF guidance.

#### Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

As the proposed extension will create an additional bedroom, the off-street parking provision for two vehicles has been shown on the Proposed Block Plan. This is considered to satisfy the Highway Authority parking requirements for a four-bedroomed property and therefore it will not have a

	<p>detrimental effect on the existing highway conditions. It is appropriate to attach a condition to ensure the driveway is installed and maintained in accordance with the approved plan.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension to a semi-detached property within Whitehaven. The main issue raised by the application was the scale and the potential impact on neighbouring amenity.</p> <p>Given the additional supporting Block Plan with the 45-degree angle shown from the neighbouring window and taking into account the orientation of the existing property, the proposed scale and design are considered to be acceptable and it will not adversely harm the amenities of the neighbouring property or highway safety.</p> <p>On balance, the proposed extension and porch represent an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li> <p>The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> </li> <li> <p>The permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -</p> <p>Application Form, received 26<sup>th</sup> May 2022;  Location Plan, scale 1:1250, received 26<sup>th</sup> May 2022;  Block Plan, scale 1:500, received 9<sup>th</sup> August 2022;  Proposed Ground Floor Plan and Side Elevation, scale 1:50 and 1:100, Sheet 1 of 3, received 26<sup>th</sup> May 2022;  Proposed First Floor Plan and Front and Rear Elevations, scale 1:50 and 1:100, Sheet 2 of 3, received 26<sup>th</sup> May 2022;</p> </li> </ol>

	<p>Proposed Section, scale 1:50, Sheet 3 of 3, received 26<sup>th</sup> May 2022.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>3. Prior to the first use of the extension hereby approved, the parking provision to serve the property must be installed in accordance with the approved Proposed Block Plan, scale 1:500, received by the Local Planning Authority on 9<sup>th</sup> August 2022 and it must be maintained at all times thereafter.</p> <p>Reason</p> <p>To ensure adequate off-street parking standards are maintained in accordance with Policy DM22 of the Copeland Local Plan.</p> <p><b>Informative Note</b></p> <p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at:  <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p> <p><b>Statement</b></p> <p>The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
<b>Case Officer: C. Unsworth</b>	<b>Date : 11/08/2022</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 12/08/2022</b>
<b>Dedicated responses to:- N/A</b>	